



# CHOICE PROPERTIES

## *Estate Agents*

5 Ideal Bungalows,  
Trusthorpe, LN12 2PR

Price £235,000



Choice Properties are excited to offer for sale this two bedroom semi-detached bungalow, conveniently located in the quiet residential village of Trusthorpe, only a short walk from the 'Blue Flag' award winning beaches and a short distance from the local amenities. Offering a generously proportioned and stylish interior accommodation and an abundance of outside space, early viewing is most certainly advised.

The abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

### **Hallway**

18'08" x 2'10"

Front uPVC door leading into the hallway with a built in storage cupboard, loft access, tiled flooring and the wall mounted 'British Gas' thermostat. Doors to:

### **Kitchen/Dining Room**

15'05" x 11'02"

Extended kitchen fitted with a range of wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, built in double electric oven, five ring gas hob with stainless steel extractor hood over, space and plumbing for a washing machine, integrated fridge/freezer, tiled flooring, partly tiled walls, double aspect windows and a single uPVC door to the garden.

### **Reception Room**

20'00" x 12'09"

Light and airy reception room benefiting from double aspect windows to front and side aspects and fitted with an electric feature fireplace set in a feature surround, TV aerial, laminate flooring and a door to:

### **Bedroom 1**

15'07" x 11'04"

Remarkably spacious double bedroom with double aspect windows.

### **Bedroom 2**

9'04" x 9'00"

Double bedroom with built in storage up and around the bed frame.

### **Shower Room**

8'09" x 7'10"

Fitted with a three piece suite comprising a walk in shower cubicle with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, mermaid boarding to the walls, extractor fan, heated towel rail and the shower room also houses the wall mounted 'Potterton Promax Combi HE Plus' combination boiler; supplying both the central heating and hot water systems.

### **Driveway**

Expansive gravelled driveway providing off road parking for several vehicles.

### **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries; which is easy to maintain being mostly paved and laid with artificial grass. The rear garden additionally benefits from a useful timber shed, a variety of well established plants and shrubs and ample room for outside seating/dining.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

### **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Council Tax Band**

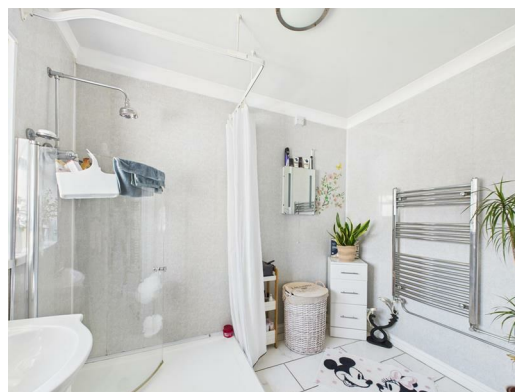
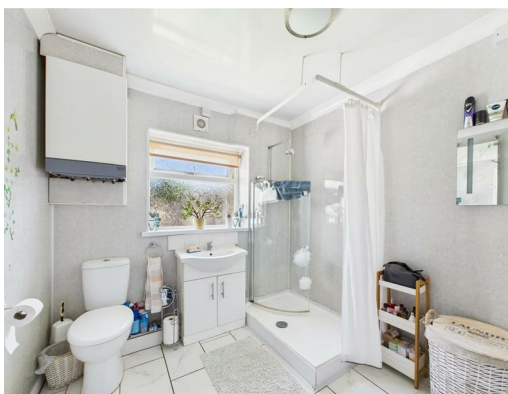
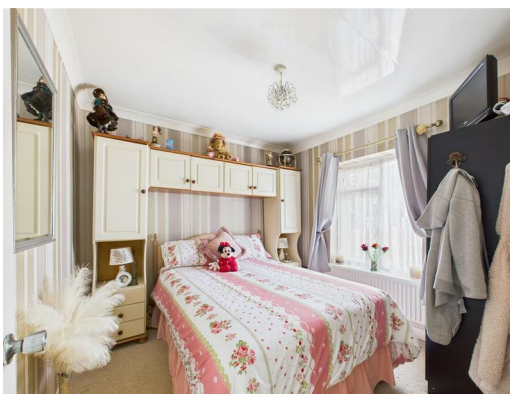
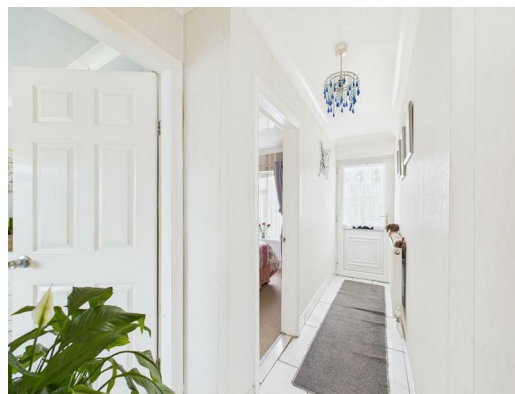
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH

Tel. No. 01507 601 111

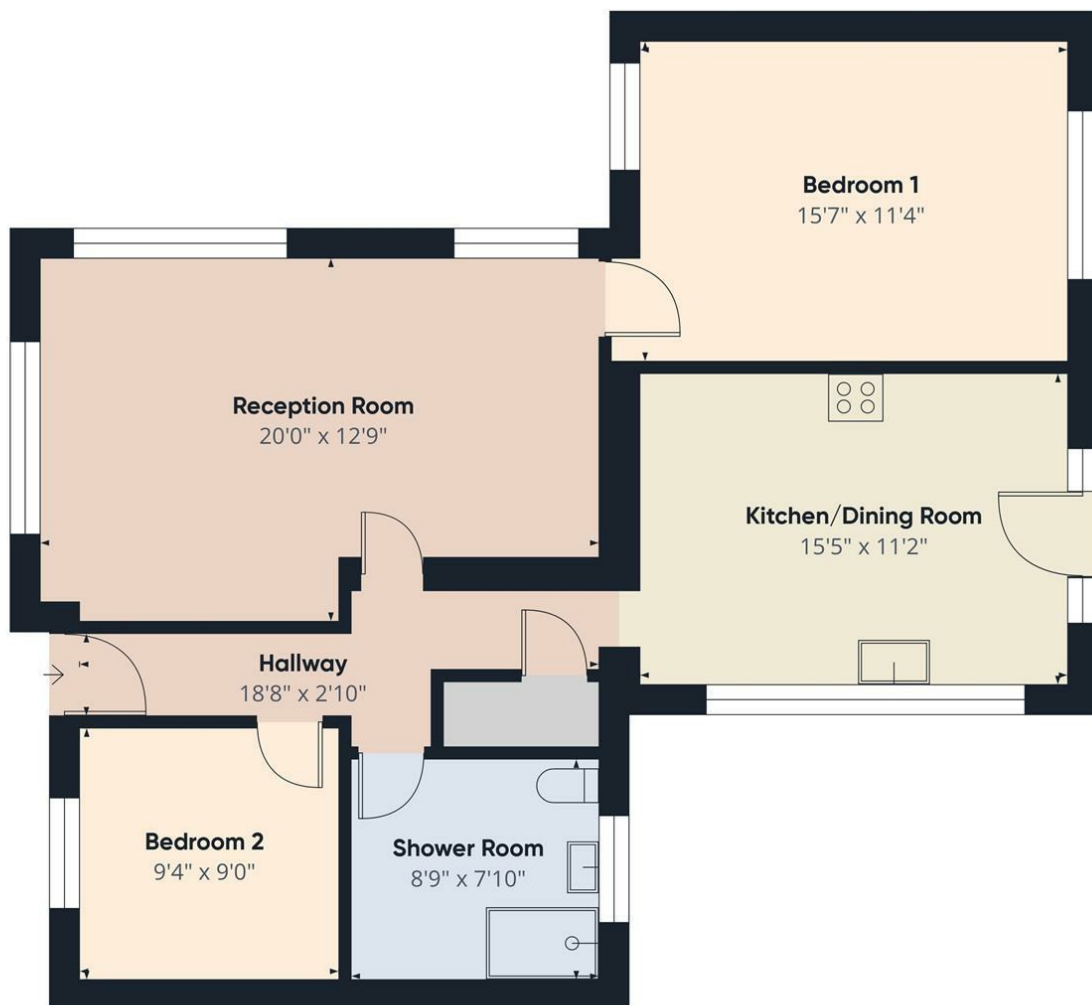
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area<sup>(1)</sup>  
836 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our Sutton on Sea office, turn left and head North towards Mablethorpe. Follow along the A52, 5 Ideal Bungalows can be found on your right hand side.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

